

**Certificate of Notice Page 1 of 4**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
 Lavinia C Beulah  
 Debtor

Case No. 16-11718-mdc  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: Virginia  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Sep 02, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 04, 2016.

db +Lavinia C Beulah, 533 Vernon Street, Media, PA 19063-3906

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 04, 2016

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 2, 2016 at the address(es) listed below:

JOSHUA ISAAC GOLDMAN on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY bkgroup@kmllawgroup.com, bkgroup@kmllawgroup.com  
 LAWRENCE S. RUBIN on behalf of Debtor Lavinia C Beulah echo@pennlawyer.com, foxtrot@pennlawyer.com  
 THOMAS I. PULEO on behalf of Creditor NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY tpuleo@kmllawgroup.com, bkgroup@kmllawgroup.com  
 United States Trustee USTPRegion03.PH. ECF@usdoj.gov  
 WILLIAM C. MILLER ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 5

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

In re: Lavinia C. Beulah,	Chapter 13
Debtor	Bankruptcy No. 16-11718-MDC
	Motion for Contempt

**STIPULATION**

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. That on March 14, 2016, Debtor, Lavinia Beulah, filed this Chapter 13 bankruptcy case.
2. That on July 31, 2016, Debtor filed a Motion for Contempt against Champion Mortgage Company for alleged violation of the automatic stay provided by Section 362 of the United States Bankruptcy Code, 11 U.S.C. § 362.
2. That in her Motion Debtor claims that she has an interest in the real property located at 516 Washington Avenue, Media, Pennsylvania, by virtue of an inheritance as heir of the Estate of Hoyt Beulah, deceased, who at the time of his death on January 20, 2015, was the owner of the said realty.
3. That Debtor claims that the said real estate is property of the bankruptcy estate pursuant to Section 541(a)(5)(A) of the United States Bankruptcy Court, 11 U.S.C. § 541(a)(5)(A).
4. That on September 2, 2015, Champion Mortgage Company had commenced an action in mortgage foreclosure in the Court of Common Pleas of Delaware County, Pennsylvania, entitled *Nationstar Mortgage LLC d/b/a Champion Mortgage Company v. Patricia A. Hodnett as Executrix of the Estate of Hoyt Beulah, Jr., deceased*, as of No. 2015-007696.

5. That on July 21, 2016, judgment in mortgage foreclosure was entered in the amount of \$147,918.15.
6. That Champion Mortgage Company will promptly vacate the judgment in mortgage foreclosure entered in the Court of Common Pleas of Delaware County at its own cost.
7. That Debtor has agreed to withdraw this Motion for Contempt without prejudice.
8. That Debtor has further agreed to withdraw her Petition to Intervene in the state mortgage foreclosure action which she filed on August 16, 2016.
9. That Champion Mortgage Company has agreed to pay Debtor's counsel the sum of \$1,500 for attorney fees in connection with the filing and prosecution of this Motion for Contempt.
10. That nothing in this Stipulation shall be considered either an admission of any wrongdoing by Champion Mortgage Company or constitute a waiver to contest whether or not the real estate located at 516 Washington Avenue, Media, Pennsylvania , is property of the bankruptcy estate, or to object to confirmation of Debtor's Chapter 13 Plan.
11. The parties agree that a facsimile signature shall be considered an original signature.

Date: August 19, 2016



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Joshua I. Goldman, Esquire  
Thomas Puleo, Esquire  
Attorneys for Movant  
KML Law Group, P.C.  
Main Number: (215) 627-1322

Date: 8/19/16

\_\_\_\_\_  
s/Lawrence S Rubin  
Lawrence S. Rubin, Esquire  
Attorney for Debtor

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This Stipulation is approved by the Court this 1st day of September, 2016.

The Court retains discretion regarding entry of any further order.

Magdelene D. Coleman

Bankruptcy Judge  
Magdelene D. Coleman